



# Brownfields Cleanup Revolving Loan Fund Pilot

*City of Monroe, MI*

## BACKGROUND

The City of Monroe (population 22,000) is located in southeastern Michigan, 35 miles south of Detroit and 15 miles north of Toledo on the shores of Lake Erie. Historically, Monroe was known for its paper production and port access to Lake Erie. Industrial development was focused along the River Raisin and in low areas filled with foundry sand and other materials. Changes in paper production and other industries have resulted in disinvestment in many facilities in the city. Almost three-quarters of the city's available acres for redevelopment are now brownfields. These sites have a severe economic impact on the community and continue to hamper redevelopment efforts. Only through redevelopment of brownfields can the city maintain the ability to provide effective services to residents.

Monroe is recognized as one of Michigan's municipal leaders in the redevelopment of brownfields. The city is a charter member and lead agency of the Downriver Area Brownfields Consortium, which manages a successful Brownfields Assessment Pilot that has supported 27 redevelopment projects in the region. Since the creation of the Monroe Brownfields Redevelopment Authority in 1997, the city has conducted eleven brownfields redevelopment projects with the assistance of state and federal brownfields programs. Brownfields that dominate the city's current redevelopment efforts are located in the eastern portion of the city near the River Raisin and Lake Erie.

## BCRLF OBJECTIVES

The goals of the BCRLF Pilot are to facilitate the redevelopment of eligible properties, foster reuse in areas with established infrastructure, provide for job and tax base creation, prevent urban sprawl, and preserve existing open space.

## PILOT SNAPSHOT



*City of Monroe, MI*

**Date of Announcement:**  
May 2002

**Amount:** \$1,000,000

**BCRLF Target Area:**  
Mason Run Neighborhood  
Development Project

### Contacts:

Monroe Community Develop-  
ment and Planning Office  
(734) 243-0700

Region 5 Brownfields  
Coordinator  
(312) 886-7576

Visit the EPA Region 5 Brownfields web site at:  
**<http://www.epa.gov/R5Brownfields>**

For further information, including specific Pilot contacts,  
additional Pilot information, brownfields news and events, and  
publications and links, visit the EPA Brownfields web site at:  
**[www.epa.gov/brownfields](http://www.epa.gov/brownfields)**

BCRLF Pilot funds will be focused on a key part of the city's Mason Run Neighborhood Development Project. The 50-acre former cardboard paper mill is located near the downtown and currently is vacant. Redevelopment plans for the area are supported by the community and have been incorporated into the city's Master Plan.

## FUND STRUCTURE AND OPERATIONS

The City of Monroe is the cooperative agreement recipient and will serve as the lead agency. The Monroe Finance Office will serve as the fund manager. The Monroe Brownfields Redevelopment Authority will be the site manager with assistance from a team of employees of the City of Monroe.

## LEVERAGING OTHER RESOURCES

It is anticipated by the Pilot that the City of Monroe Interfund Loan Program will provide a \$1,000,000 loan for the Mason Run cleanup project. Grant assistance has been received from the Michigan Site Reclamation Program in the amount of \$1,000,000. The Michigan Site Revitalization Program will provide a loan of \$1,000,000. In addition, the City of Monroe is contributing an estimated \$50,000 of in-kind services to administer the BCRLF Pilot.

*Use of BCRLF Pilot funds must be in accordance with CERCLA, and all CERCLA restrictions on use of funding also apply to BCRLF funds.*